

# COMMITTEE AMENDMENT FORM

DATE: 03/28/ 07

COMMITTEE      ZONING      PAGE NUM. (S)

ORDINANCE I. D. #07-O-0152      SECTION (S)

RESOLUTION I. D. #07-R-      PARA.

AMENDS THE LEGISLATION BY ADDING ONE (1) CONDITION A SITE PLAN  
RECEIVED BY THE BUREAU OF PLANNING ON 12/12/06

AMENDMENT DONE BY COUNCIL STAFF 3/28/07

City Council  
Atlanta, Georgia

**07-O-0152**

AN AMENDED ORDINANCE  
BY: ZONING COMMITTEE

**Z-06-141B**  
Date Filed: 12-12-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **990 Westview Drive, S.W.**, be changed from the R-5 (Two family Residential) District to RG-3-C (Residential General Sector 3-Conditional), to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 116 and 117 of the 14<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

**Conditions for Z-06-141B for 990 Westview Drive, S.W.**

1. Site plan, similar to the plan dated 12/11/06 titled "Harris Redevelopment Phase V" stamped received by the Bureau of Planning on 12/12/06.

RCS# 903  
2/05/07  
2:20 PM

Atlanta City Council

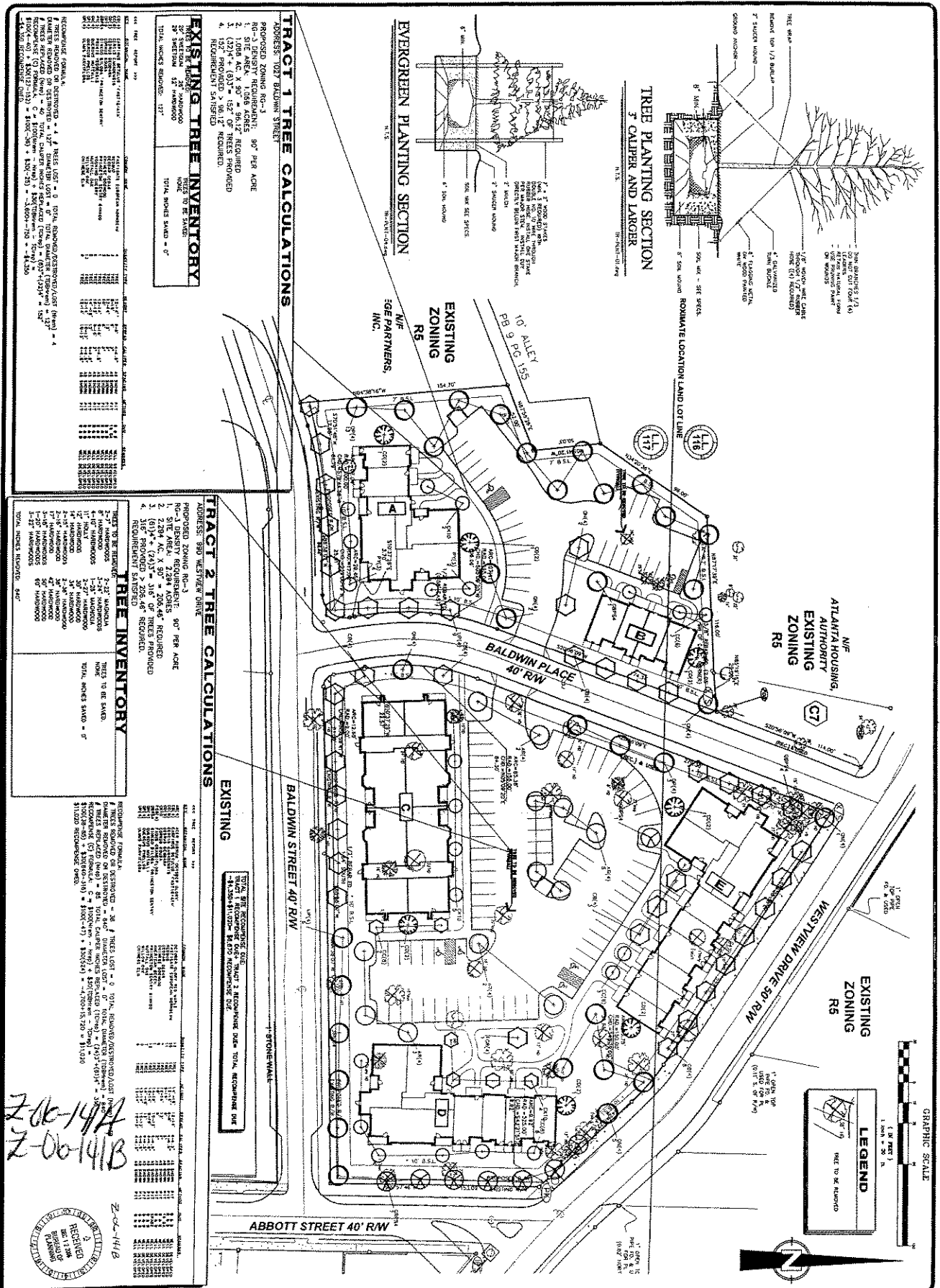
REGULAR SESSION

MULTIPLE 07-O-0143,0144,0145,0146,0147,0148,0149  
07-O-0150,0151,0152  
REFER ZRB/ZONE

YEAS: 14  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 1  
EXCUSED: 1  
ABSENT 0

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Hall	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	E Willis
Y Winslow	Y Muller	Y Sheperd	NV Borders

MULTIPLE



Z-06-14A  
 Z-06-14B



**REZONING TREE PROTECTION AND REPLACEMENT PLAN**

**HARRIS REDEVELOPMENT PHASE V**  
 LAND LOT 116 & 117, 14th DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA

Harris Redevelopment LLC  
 60 Piedmont Avenue, East Tower  
 Atlanta, GA 30333  
 404-222-6600

**Lancaster Associates, Inc.**  
 1111 Peachtree Street, N.E.  
 Atlanta, GA 30309  
 404-525-1111



NO SHARING OF THIS PLAN OR ANY PART OF IT WITH ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

NO.	DATE	DESCRIPTION
1	12-12-05	PRELIMINARY
2	12-12-05	FINAL

1027 BALDWIN STREET - TRACT I

CURRENT ZONING	R-5
PROPOSED ZONING	RC-3
NUMBER OF DWELLING UNITS	18
BUILDING HEIGHT	3 STORIES
RESIDENTIAL FLOOR AREA	23,115 S.F.
NET LAND AREA	46,316 S.F. (1.068 AC.)
GROSS LAND AREA	56,321 S.F.
FLOOR AREA RATIO	0.475 S.F. ALLOWED

### LUI COMPARISON CHART

	F.A.R.	T.O.S.R.	U.S.R.	PARKING
REQUIRED	0.429	0.72	0.43	1.2/D.U.
PROPOSED	0.429	0.85	0.43	1.36/D.U.

## ADJOINERS

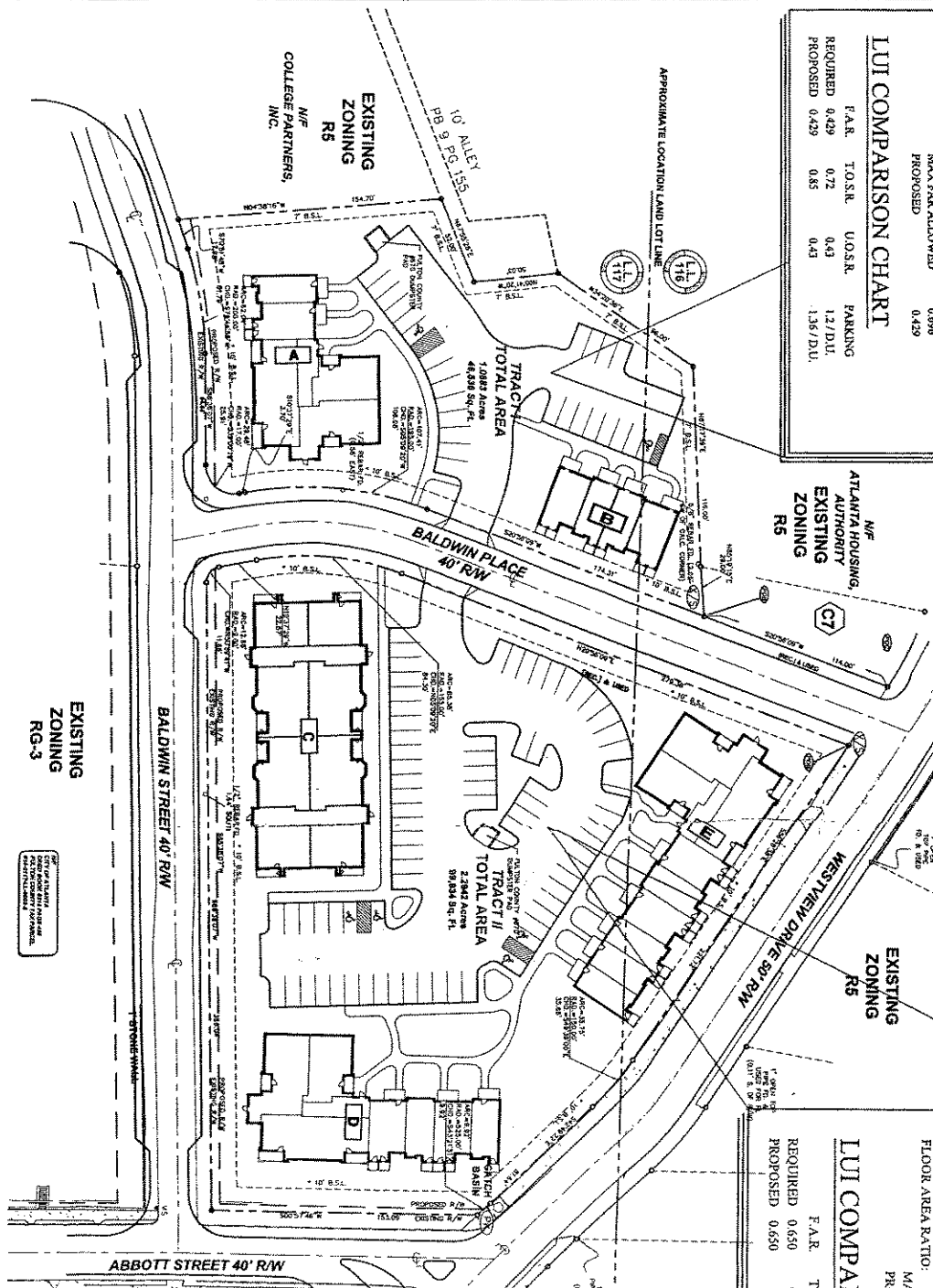
N/A  
SONYA D. TICKER  
1008 WESTVIEW DRIVE  
DB 17718 PG 188  
TAX ID: 1-4-0177-0002-016-5

990 WESTVIEW DRIVE - TRACT III

CURRENT ZONING	R-5
PROPOSED ZONING	RG-3
NUMBER OF DWELLING UNITS	63
BUILDING HEIGHT	3 STORIES / 4 STORIES
RESIDENTIAL FLOOR AREA	82,885 S.F.
NET LAND AREA	99,934 S.F. (2.294 AC.)
GROSS LAND AREA	129,755 S.F.
FLOOR AREA RATIO:	

# LUI COMPARISON CHART

	F.A.R.	T.O.S.R.	U.O.S.R.	PARKING
REQUIRED	0.650	0.70	0.40	1.0 / D.U.
PROPOSED	0.650	0.81	0.72	1.17 / D.U.



**EXISTING  
ZONING  
RG-3**

\* PROPOSED BUILDING SETBACKS  
EXISTING FRONT SETBACK - 40'  
EXISTING 1/2 FRONT SETBACK - 20'  
PROPOSED FRONT SETBACK - 10'  
PROPOSED 1/2 FRONT SETBACK - 10'

7-141 A  
7-00-141 E

City Council  
Atlanta, Georgia

**07-0-0152**

**Z-06-141B**

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BY: ZONING COMMITTEE

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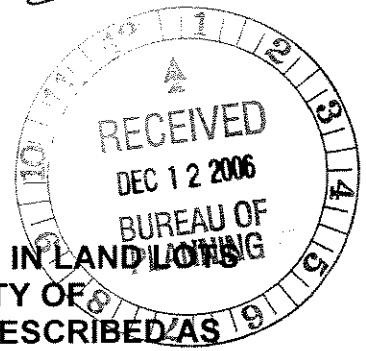
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Z-06-141 B



## **LEGAL DESCRIPTION: TRACT II**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 116 & 117 OF THE 14TH DISTRICT OF FULTON COUNTY (CITY OF ATLANTA), GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN "X" SCRIBED IN CONCRETE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF WESTVIEW DRIVE (50 FOOT TOTAL RIGHT OF WAY WIDTH) AND THE EASTERLY RIGHT OF WAY LINE OF BALDWIN PLACE (40 FOOT TOTAL RIGHT OF WAY WIDTH);

THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WESTVIEW DRIVE, SOUTH 56 DEGREES 28 MINUTES 38 SECONDS EAST, 221.72 FEET TO A POINT;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WESTVIEW DRIVE, AN ARC OF A CURVE TO THE RIGHT A DISTANCE OF 35.75 FEET (SAID CURVE HAVING A RADIUS OF 150.00 FEET AND A CHORD OF SOUTH 49 DEGREES 39 MINUTES 00 SECONDS EAST, 35.66 FEET) TO A POINT;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WESTVIEW DRIVE, SOUTH 42 DEGREES 49 MINUTES 22 SECONDS EAST, 81.64 FEET TO A POINT;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WESTVIEW DRIVE, AN ARC OF A CURVE TO THE LEFT A DISTANCE OF 9.92 FEET (SAID CURVE HAVING A RADIUS OF 525.00 FEET AND A CHORD OF SOUTH 43 DEGREES 21 MINUTES 51 SECONDS EAST, 9.92 FEET) TO A PK NAIL SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF WESTVIEW DRIVE AND THE WESTERLY RIGHT OF WAY LINE OF ABBOTT STREET (50 FOOT TOTAL RIGHT OF WAY WIDTH);

THENCE LEAVING THE SOUTHERLY RIGHT OF WAY LINE OF WESTVIEW DRIVE, ALONG THE WESTERLY RIGHT OF WAY LINE OF ABBOTT STREET SOUTH 00 DEGREES 57 MINUTES 46 SECONDS WEST, 153.09 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET ON THE NORTHERLY RIGHT OF WAY LINE OF BALDWIN STREET (40 FOOT TOTAL RIGHT OF WAY WIDTH);

THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF BALDWIN STREET, SOUTH 88 DEGREES 38 MINUTES 07 SECONDS WEST, 366.04 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET;



THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF BALDWIN STREET, ALONG THE EASTERLY RIGHT OF WAY LINE OF BALDWIN PLACE, AN ARC OF A CURVE TO THE RIGHT A DISTANCE OF 12.68 FEET, (SAID CURVE HAVING A RADIUS OF 9.00 FEET AND A CHORD OF NORTH 50 DEGREES 59 MINUTES 41 SECONDS WEST, 11.66 FEET) TO A POINT;

THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF BALDWIN PLACE, NORTH 10 DEGREES 37 MINUTES 29 SECONDS WEST, 22.57 FEET TO A POINT;

THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF BALDWIN PLACE, AN ARC OF A CURVE TO THE RIGHT A DISTANCE OF 85.38 FEET, (SAID CURVE HAVING A RADIUS OF 155.00 FEET AND A CHORD OF NORTH 05 DEGREES 09 MINUTES 20 SECONDS EAST, 84.30 FEET) TO A POINT;

THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF BALDWIN PLACE, NORTH 20 DEGREES 56 MINUTES 09 SECONDS EAST, 254.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 2.2942 ACRES (99,934 SQUARE FEET).



Z-06-141B